

**A-1 to B-1C**  
**3.486 Ac.**

**C-56C-07**  
**Zoning**  
 Place of Worship  
 Fairfield District  
 400  
 PS August 2007 Ref. 800-729-2497



COMMONWEALTH OF VIRGINIA  
**COUNTY OF HENRICO**

Virgil R. Hazelett, P.E.  
County Manager

November 20, 2007

Ginter Park Congregation of Jehovah's  
Witnesses of Richmond, VA  
7820 Tamarind Drive  
Richmond, VA 23227

Re: Conditional Rezoning Case C-56C-07

Dear Sir:

The Board of Supervisors at its meeting on November 13, 2007, granted your request to conditionally rezone from A-1 Agricultural District to B-1C Business District (Conditional), Parcel 800-729-2497, described as follows:

COMMENCING at a VDOT monument at the intersection of the easternmost line of Mechanicsville Turnpike with the northernmost line of St. Clair Lane; thence along Mechanicsville Turnpike N 32°27'53" E 325.97' to the southernmost line of an unimproved right-of-way; thence S 53°55'47" E 446.51' along the right-of-way to its intersection with the westernmost line of 20<sup>th</sup> Street; thence along said line of 20<sup>th</sup> Street S 32°27'53" W 341.06' to its intersection with the northernmost line of St. Clair Lane; thence along said line of St. Clair Lane N 53°55'47" W 430.04' to a VDOT monument; thence N 13°04'00" W 23.03' to the point of beginning.

The Board of Supervisors accepted the following proffered conditions, dated October 23, 2007, which further regulate the above described property in addition to all applicable provisions of Chapter 24, Code of Henrico (Zoning Ordinance):

1. The property shall be limited to places of worship, not including playgrounds. The Property shall be developed generally consistent with the layout plan attached hereto as Exhibit A, (the "Concept Plan") (see case file). The Concept Plan is conceptual in nature and may vary in detail as the exact locations, footprints, configurations, sizes and details of the building(s) shown thereon may be revised for engineering reasons, as required by any governmental authority or as otherwise approved by the Planning Commission at the time of POD review.

2. The architectural appearance of any building constructed on the site shall be similar to the elevations attached as Exhibit B (see case file) unless otherwise requested and approved by the Planning Commission at the time of POD review.
3. A 25' transitional buffer along the northern and eastern property line shall be provided.
4. A 20' buffer along Mechanicsville Turnpike, planted to a Transitional Buffer 10 standard, shall be provided unless otherwise requested and approved by the Planning Commission at the time of POD review.
5. Parking lot lights shall be limited to 20' in height and be produced from a concealed lighting source.
6. Trash receptacles shall be screened from public view at ground level with an enclosure consistent with the proposed building(s).
7. HVAC equipment shall be screened from public view at the ground level.
8. Signage shall be monument style on a brick base for detached signage on the property.
9. Hours of construction shall be no earlier than 7:00 o'clock a.m., and no later than 8:00 o'clock p.m.
10. No entrance is to be provided from Mechanicsville Turnpike.
11. A sidewalk of Department of Public Works standards is to be provided along Mechanicsville Turnpike.
12. All new utilities are to be installed underground except for junction boxes and meters, which shall be screened from public view.
13. Applicant agrees to preserve the cemetery located on the property.
14. No outdoor speakers are to be installed.

Ginter Park Congregation of Jehovah's  
Witnesses of Richmond, VA  
November 20, 2007  
Page 3

The Planning Department has been advised of the action of the Board of Supervisors and will revise its records and place a copy of the accepted proffered conditions in the Conditional Zoning Index.

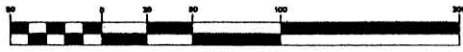
Sincerely,

A handwritten signature in black ink, appearing to read "Virgil R. Hazelett", written over a printed name.

Virgil R. Hazelett, P.E.  
County Manager

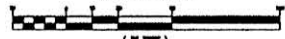
pc: John S. Smart  
Don Greer  
Director, Real Estate Assessment  
Conditional Zoning Index

GRAPHIC SCALE



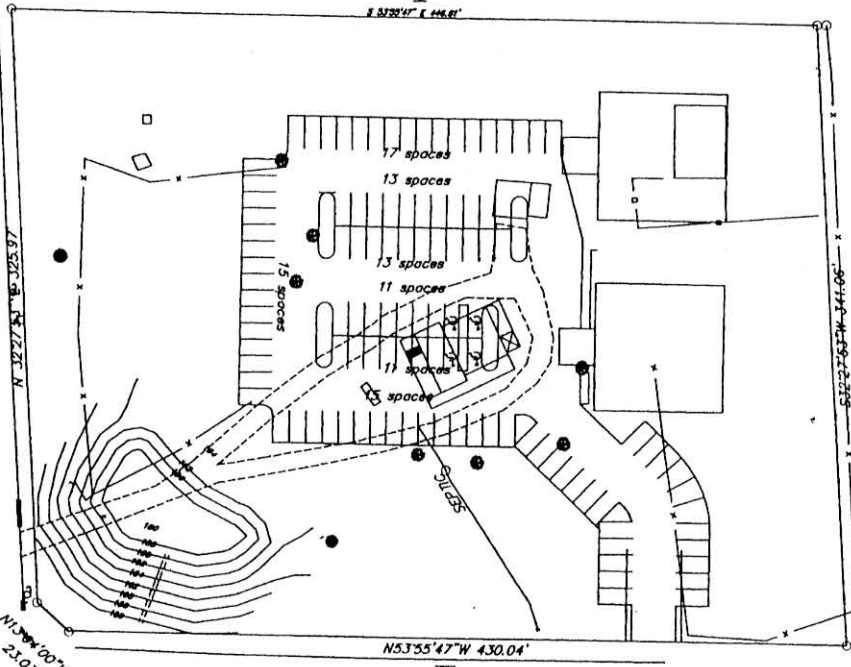
( IN FEET )  
1 inch = 50 ft.

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.

MECHANICVILLE TRPK  
110' R/W



20TH STREET  
60' R/W

ST. CLAIR LANE  
50' R/W

DISTRICT: \_\_\_\_\_ STATE: VA.  
COUNTY: MENDOCINO TITLE # \_\_\_\_\_ SCALE 1" = 30'

NEIGHORS  
VIRGINIA R.B.C. NO. 1  
DESIGN/ENGINEERING DEPART.  
C/O CHARLES I. ELLIS  
2117 BURNT BRIDGE ROAD  
LYNCHBURG, VA 24503  
(434) 386-5455

KINGDOM HALL OF  
JEHOVAH'S WITNESSES  
FOR THE  
GINTER PARK CONGREGATION

DRAWN: \_\_\_\_\_ DATE: \_\_\_\_\_  
DESIGNED: \_\_\_\_\_ DATE PLOTTED: \_\_\_\_\_  
CHECKED: \_\_\_\_\_  
DATE: \_\_\_\_\_

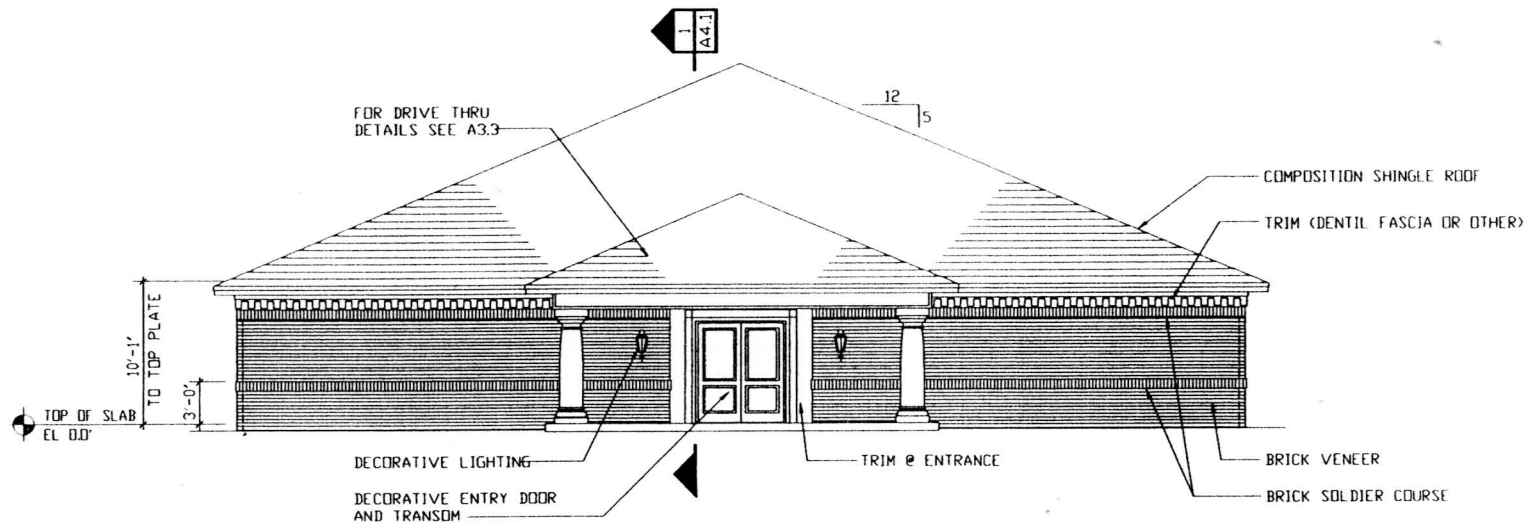
SITE PLAN

PROFESSIONAL SEAL  
NO. 007-40  
SEAL NUMBER

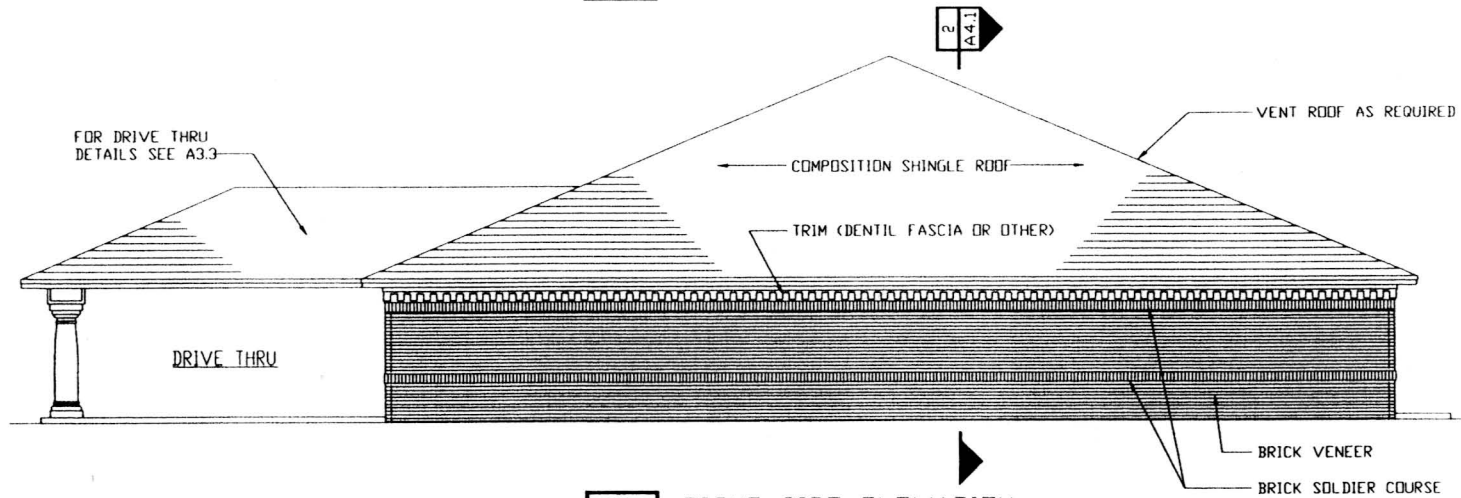
CHARLES I. ELLIS  
No. 3010

SHEET OF \_\_\_\_\_

C-56C-07



**A** FRONT ELEVATION  
**A3.1** SCALE: 1/4"=1'-0"



**B** RIGHT SIDE ELEVATION  
**A3.1** SCALE: 1/4"=1'-0"

C-56C-07

NO.	DATE	REVISION

SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT TITLE: STANDARD KINGDOM HALL  
 DESIGN 06  
 UNITED STATES OF AMERICA

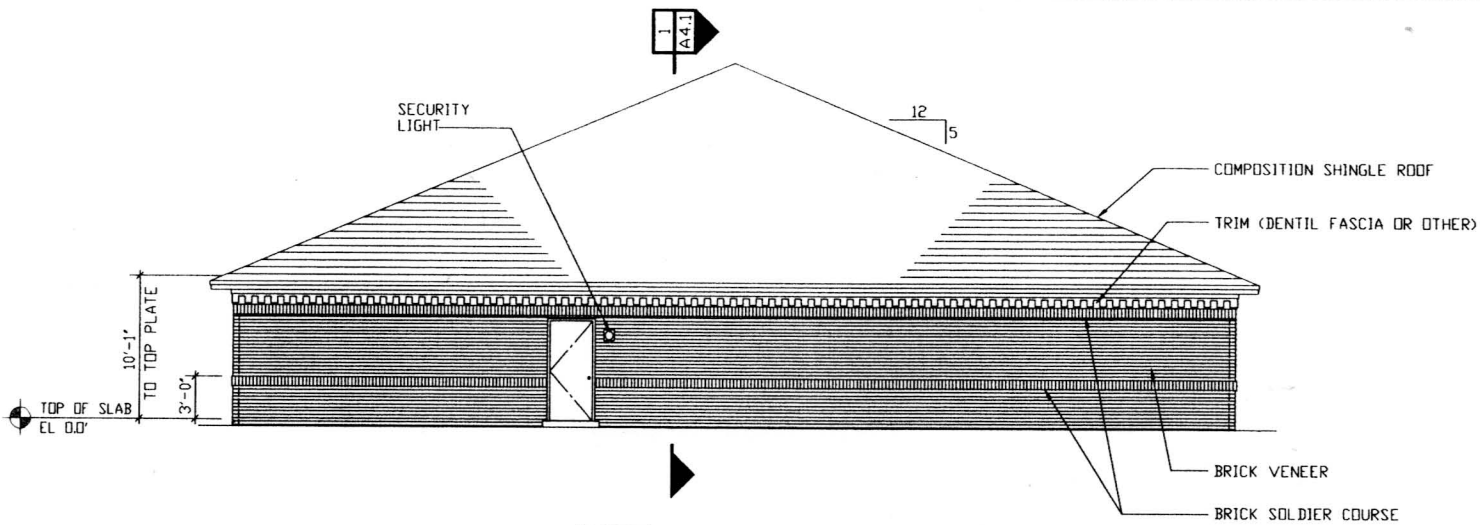
DWN BY:      CND BY:

SCALE: 1/4"=1'-0"

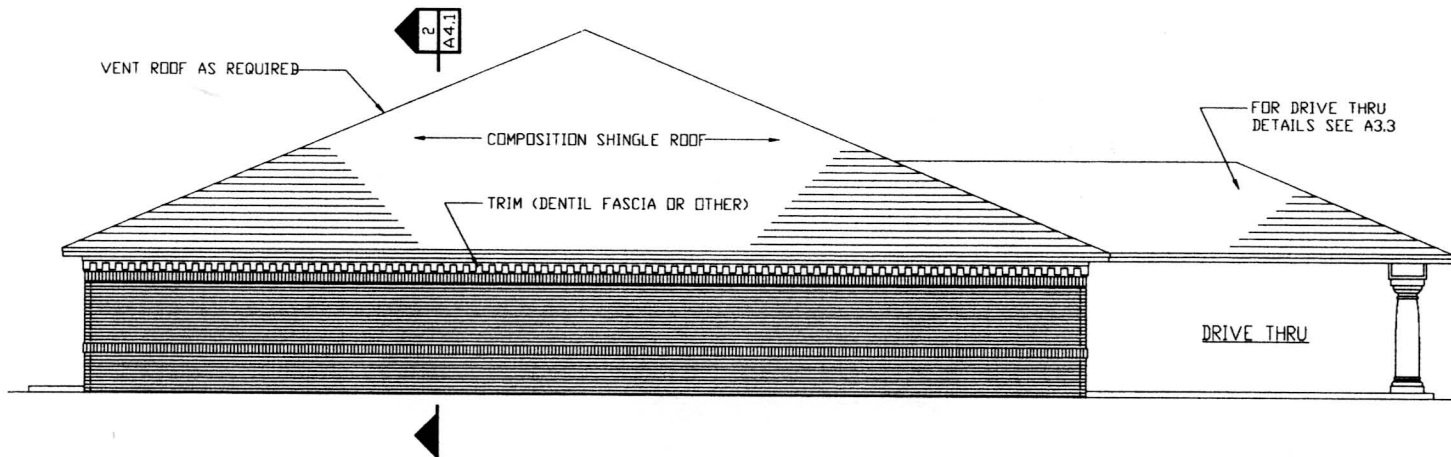
DATE:

CAD #: 06-A31H1

SHEET No. **A3.1**



**A** REAR ELEVATION  
**A3.2** SCALE: 1/2"=1'-0"



**B** LEFT SIDE ELEVATION  
**A3.2** SCALE: 1/2"=1'-0"

NO.	DATE	REVISION	BY

SHEET TITLE: EXTERIOR ELEVATIONS  
 PROJECT TITLE: STANDARD KINGDOM HALL  
 PROJECT NO: 06  
 UNITED STATES OF AMERICA

DWN BY:	CKD BY:
SCALE: 1/2"=1'-0"	
DATE:	
CAD #: 06-A32H1	
SHEET No.	

C-56C-07

A3.2